



FOR LEASE
RETAIL END-CAP IN BUSY RETAIL CORRIDOR

Shoppes at Sedona Pointe

8110 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87113

CBRE

Premier Paseo Corridor Retail For Lease

Shoppes @ Sedona Pointe is a retail strip center located in one of the most popular retail corridors in the Albuquerque MSA. The property is surrounded by national and regional retailers and enjoys strong demographics - 70,665 people in a 3 mile radius with \$124,527 household income.

- Desirable end-cap with excellent visibility and street frontage from Louisiana Blvd., less than a block north of Paseo Del Norte
- Close proximity to the North I-25 and residential corridors, serving daytime, employment, and evening populations
- Surrounded by national and regional retailers in the Northeast Heights submarket
- Suitable for a variety of uses including retail, medical, fitness, or specialty services



Property Details



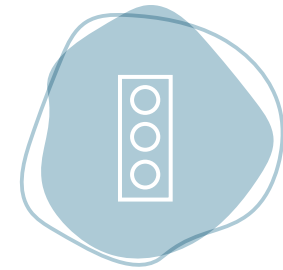
Size
End-Cap Retail
±4,702 SF



Lease Rate
\$23.00/SF/YR
NNN



46,400 VPD
Along Paseo Del Norte



Signalized
Intersection



I-25

Shoppes @
Sedona Pointe

Smith's FOOD & DRUG STORES
chji's
Dion's
AZUMA
crumbl cookies
five BELOW
ROSS DRESS FOR LESS
Starbucks
DOLLAR TREE

Lake Felish
SUBWAY
asian pear
Starbucks

McDonald's
Chick-fil-A
CHIPOTE
Jersey Mike's
PANDA EXPRESS
Sushi
BLAZE PIZZA
Mister CAR WASH

Cabela's
Restoration
Marigold
Cafe & Bakery

SPRING HILL SUITES
Marriott
Jason's deli
DISCOUNT TIRE
AZUL

Panera
SKECHERS
FIVE GUYS
menchie's

10,000 VPD

KOHL'S
expect great things

GS Dental

47,600 VPD

46,400 VPD

Paseo del Norte

Freddy's
STEAKBURGERS
FIREHOUSE SUBS
Walgreens

PRES Now

Wendy's

Mario's
nékter
Sushi Fever
BURGER KING

Wyoming Blvd

TARGET
LOWE'S

COURTYARD
Marriott

Marriott
HOTELS & RESORTS

Ashley
HOMESTORE

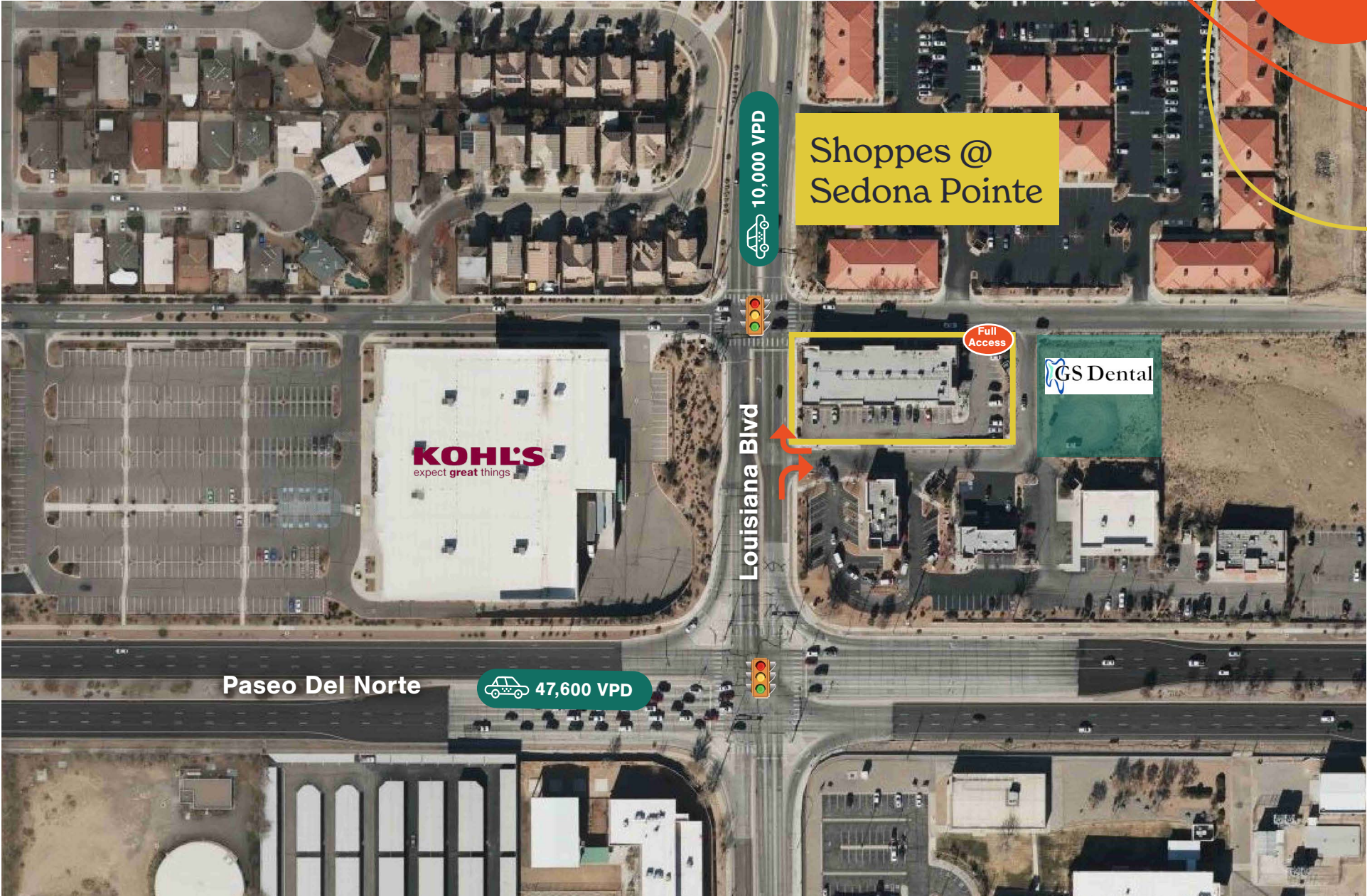
Office
DEPOT

Louisiana Blvd

San Pedro Dr

Surrounding Retailers
& Dense Residential
Development

Site Plan



Downtown

Journal Center Office Park

Marriott
HOTELS & RESORTS

TARGET LOWE'S
Office DEPOT Freddy's FIREHOUSE
STEAKBURGERS SUBS

Cabela's
Restoration PIZZA
Marigold
Cafe & Bakery

cake fetish
SUBWAY
asian pear
Starbucks

PRES Now

KOHL'S
expect great things

Paseo del Norte
Louisiana Blvd

McDonald's Chick-fil-z CHIPOTLE
Panera Bread Panda Express SUSHI
Jersey Mike's Mister CAR WASH
FIVE GUYS menchie's
BURGERS and FRIES frozen yogurt

47,600 VPD

10,000 VPD

Wendy's

Jiffy Lube

GS Dental

Shoppes @
Sedona Pointe





Shoppes @ Sedona Pointe

Goodwill Industries International, Inc.

GS Dental

AutoZone

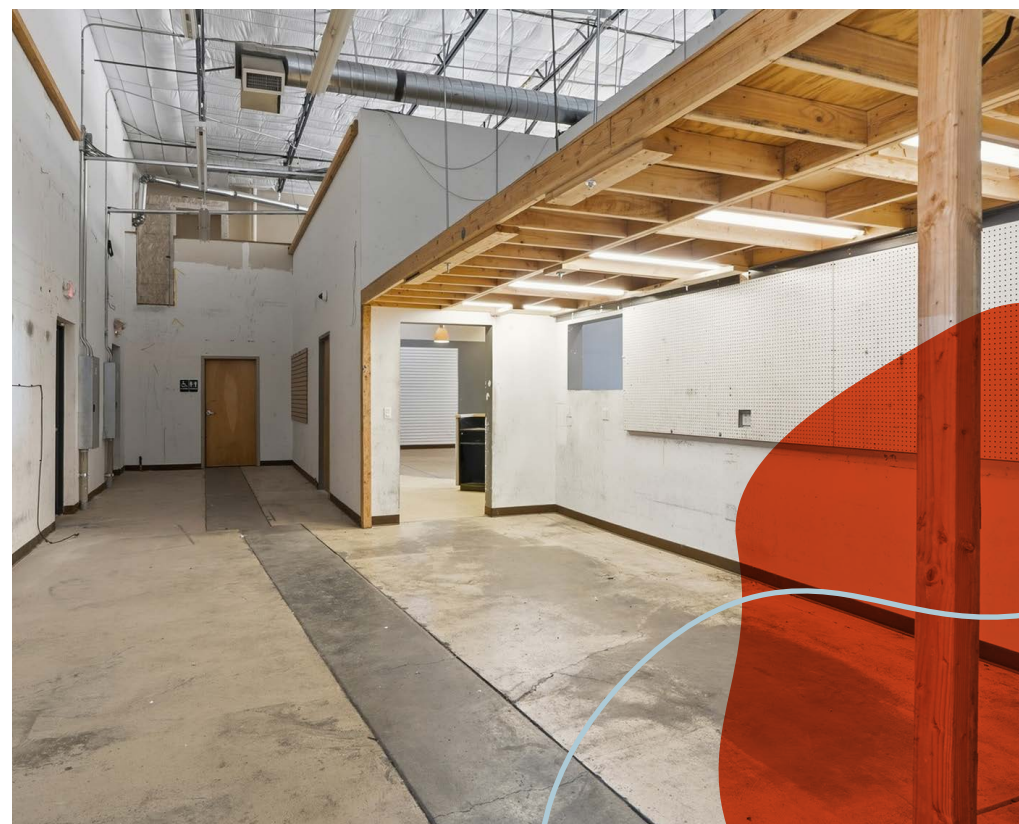
Jiffy Lube

Wendy's

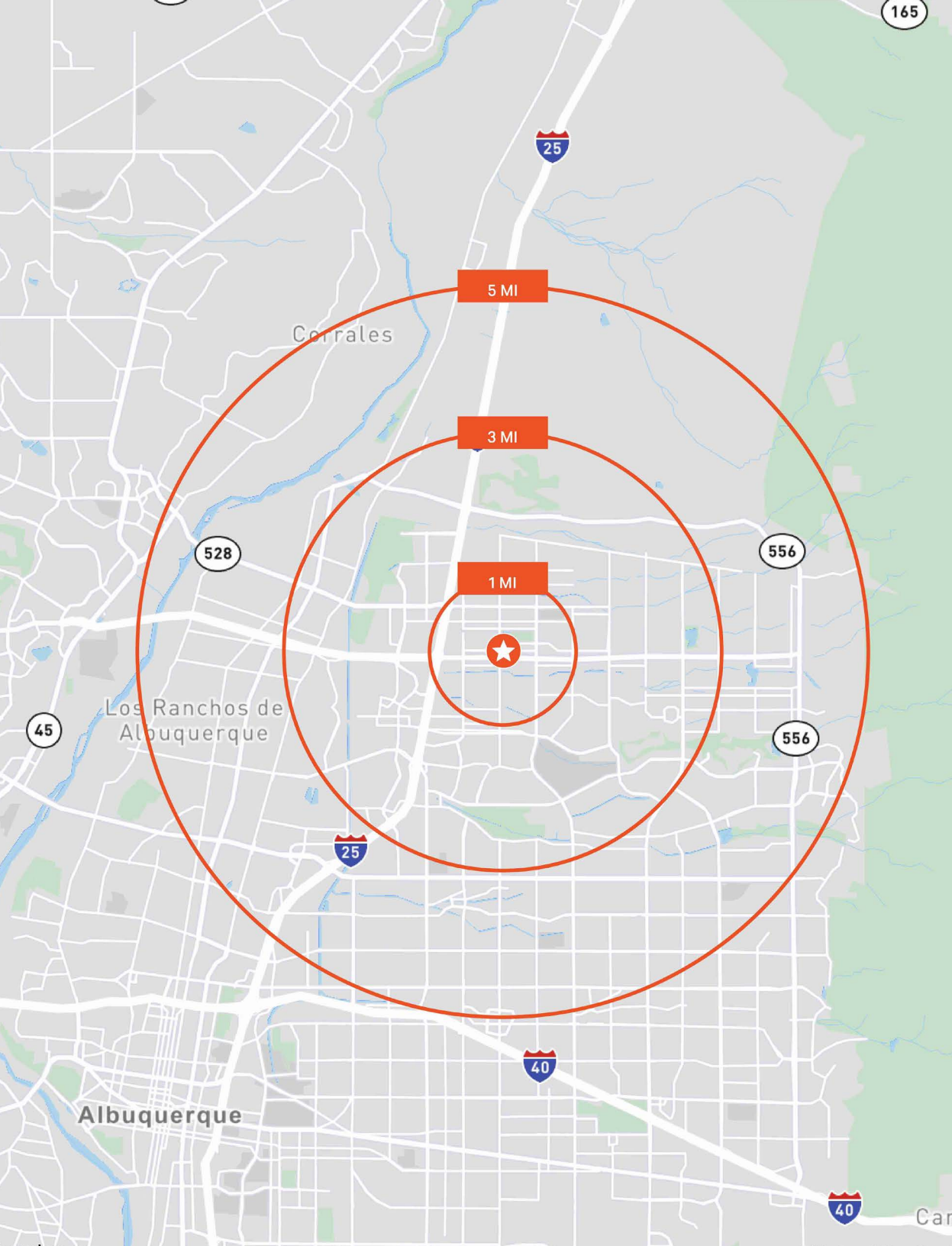
47,600 VPD

10,000 VPD





Demographics



Population

15,319
1 Mile

70,665
3 Miles

176,150
5 Miles

Avg HH Income

\$131,354
1 Mile

\$124,527
3 Miles

\$116,232
5 Miles

of Households

6,604
1 Mile

31,441
3 Miles

79,950
5 Miles

Daytime Population

8,765
1 Mile

60,411
3 Miles

123,838
5 Miles

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